



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**  
**BOX 590, 202 Lakeside Drive, NELSON, BC V1L 5R4**  
 ph: 250-352-8165 fax:250-352-9300  
 email: [plandept@rdck.bc.ca](mailto:plandept@rdck.bc.ca)

**REFERRAL FORM**  
**DEVELOPMENT PERMIT APPLICATION**  
**RDCK Planning File: D2117F**  
**Date: November 1, 2021**

**You are requested to comment on the attached DEVELOPMENT PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO December 1, 2021). If no response is received within that time, it will be assumed that your agency's interests are unaffected.**

**LEGAL DESCRIPTION & GENERAL LOCATION:**

5569 and 5603 TAGHUM FRONTAGE ROAD, TAGHAM, ELECTORAL AREA 'F'  
 LOT 5 PLAN NEP2843 DISTRICT LOT 5921 KOOTENAY LAND DISTRICT EXCEPT PLAN 6999 (013-360-388) and LOT 4 PLAN NEP2843 DISTRICT LOT 5921 KOOTENAY LAND DISTRICT EXCEPT PLAN 6999 (013-881-540)

**PRESENT USE AND PURPOSE OF PERMIT REQUESTED:**

The existing building was previously used as a retail store. The applicant seeks to convert the existing building to office space for Purcell Timber Frame Homes Ltd.

A Development Permit (DP) is triggered under the *Electoral Area 'F' Official Community Plan (OCP) Bylaw No. 2214, 2011* since the subject property is designated Commercial under the OCP, and the façade improvement work proposed is for an area more than 20% of the existing façade. Staff outline that no changes to the existing character of the building, including massing and free standing sign (except logo to reflect the new business) are proposed. The intent of the commercial DP is to guide form and character of new developments, ensure that new development contributes to creating a high quality public realm and that it fits within the rural context of the region, and conserve water and energy through the promotion of renewable energy sources.

AREA OF PROPERTY	ALR STATUS	ZONING	OCP
1.3 hectares (combined)	N/A	General Commercial (C2)	Commercial (C)

**APPLICANT:** Purcell Timberframes Ltd. c/o Place Architecture (Adam Auger)

**OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:**

If your Advisory Planning Commission plans to hold a meeting to discuss this Development Permit application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

*"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."*

**Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.**

**STEPHANIE JOHNSON, PLANNER**  
**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**TRANSPORTATION**

- West Kootenay District Office, Nelson
- HABITAT BRANCH (Environment)
- FRONT COUNTER BC (FLNRORD)
- Nelson
- Cranbrook
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST

**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**DIRECTORS FOR:**

- A  B  C  D  E  F  G  H  I  J  K

**ALTERNATIVE DIRECTORS FOR:**

- A  B  C  D  E  F  G  H  I  J  K
- APC AREA F
- RDCK FIRE SERVICES

- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH
- HBE Team, Nelson
- KOOTENAY LAKES PARTNERSHIP  
(FORESHORE DEVELOPMENT PERMITS)
- SCHOOL DISTRICT NO.
- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, BC HYDRO, NELSON  
HYDRO, COLUMBIA POWER)

- District Chief Nora Hannon – Kaslo, Balfour, Harrop, North Shore & Ymir
- District Chief George Hamm – Pass Creek, Ootischenia, Robson, Tarry’s & Beasley
- District Chief Gord Ihlen – Crescent Valley, Passmore, Winlaw, Slocan & Blewett

- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES
- RDCK RESOURCE RECOVERY
- RDCK REGIONAL PARKS

INSERT COMMENTS ON REVERSE . . .

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), [info@rdck.bc.ca](mailto:info@rdck.bc.ca), or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

**RESPONSE SUMMARY**  
**FILE: D2117F APPLICANT: PLACE ARCHITECTS**

Name:

Date:

Agency :

Title:

RETURN TO:   STEPHANIE JOHNSON, PLANNER  
                  DEVELOPMENT SERVICES  
                  REGIONAL DISTRICT OF CENTRAL KOOTENAY  
                  BOX 590, 202 LAKESIDE DRIVE  
                  NELSON, BC V1L 5R4  
                  Ph. 250-352-8175  
                  Email: [plandept@rdck.bc.ca](mailto:plandept@rdck.bc.ca)



Sources: Esri, Airbus DS,  
USGS, NGA, NASA, CGIAR,  
N Robinson, NCEAS, NLS,  
OS, NMA,  
Geodatastyrelsen,



REGIONAL DISTRICT OF CENTRAL KOOTENAY  
Box 590, 202 Lakeside Drive,  
Nelson, BC V1L 5R4  
Phone: 1-800-268-7325 www.rdck.bc.ca  
maps@rdck.bc.ca

**Legend**

**Map Scale:**

1:2,257

Date: November 1, 2021



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.



Sources: Esri, Airbus DS,  
USGS, NGA, NASA, CGIAR,  
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Geodatastyrelsen,



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Zachari Giacomazzo – Planning Assistant  
Regional District of Central Kootenay

October 14, 2021

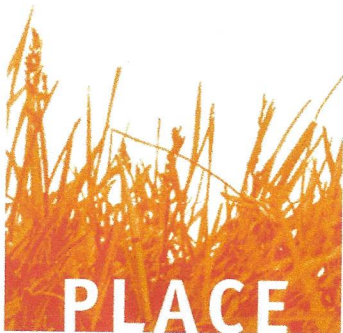
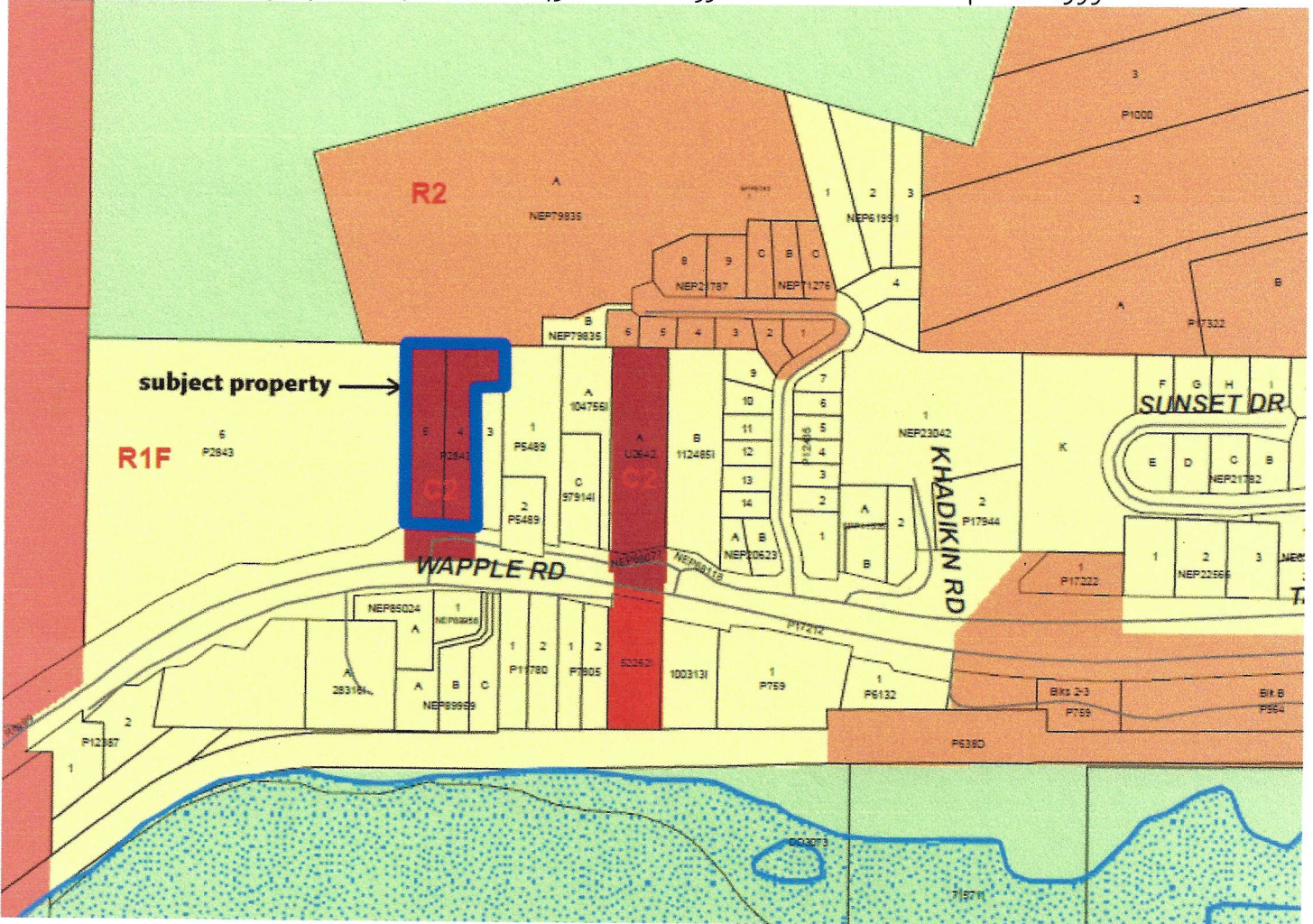
Dear Zachari,

Find below our development proposal as requested.

Project Summary:

**Civic Address:** 5603/5566 Taghum Frontage Rd Nelson, BC

**Legal Description Of Property:** Lot 4 Plan NEP2843 District Lot 5921 Land District 26 Except Plan 6999



PLACE Architect Ltd

6262 St Georges Avenue  
West Vancouver BC V7W 1Z7

778 888 2577  
www.placearchitects.com

October 14, 2021

The subject property is located at 5566 Taghum Frontage Rd, Nelson, BC. It was used as a Retail store (Zone C2 per Electoral Area 'F', Bylaw No. 2225, 2011) previously, and the proposed building will be an office for Purcell Timber Frame Homes Ltd.

The hours of the operation will be the regular office hours (9:00 am -5:00 pm) with minimal noise impacts to the adjacent properties. The migration of the companies office to this site will encourage the workforce to to the area and the activities that happen during lunch and before and after work will help to contribute to the economic revitalization of the area.

We are proposing some minor interior wall reconfiguration and exterior alteration as required to accommodate their program. There will be no changes in the height or massing of the building.

The proposed project will keep the existing character of the building (related materials and color palette). The existing standalone signage will remain in place and receive a face lift. The existing logo will be replaced to match that of Purcell. The physical aesthetic, sense of place, scale, and nature of the streetscape will be respected in the proposed project.

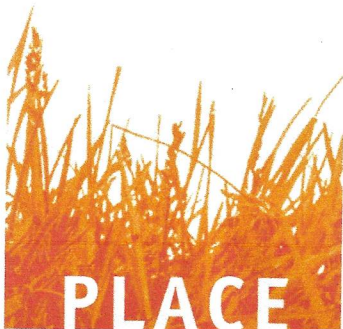
The work proposed does not impact parking. Since the exterior and site changes are minimum (new septic location only), the impact on the natural environment and the site will be very low. As the new septic field is located in a flat area of the site there will be no impact to any steep slopes.

If you should need any further information please feel free to contact me directly.

Sincerely,



Adam Auger  
PLACE architect ltd





**PURCELL OFFICE**  
 5603/5566 Taghum Frontage Rd  
 Nelson, BC  
 Lot 4 Plan NEP2843 District Lot 5921 Land District 26 Except Plan 6999  
 013-881-540

PROJECT #	2123	
no.	date	issue
01	25 jun 2021	review
02	20 july 2021	review
03	8 aug 2021	review
04	17 aug 2021	coordination
05	28 sep 2021	DP submittal
06	28 oct 2021	DP - Rev#1

# PURCELL OFFICE

## DP submittal

project information

**applicable codes:**  
 British Columbia Building Code 2018

**legal description:**  
 Lot 4/5 Plan NEP2843 District Lot 5921 Land District 26 Except Plan 6999

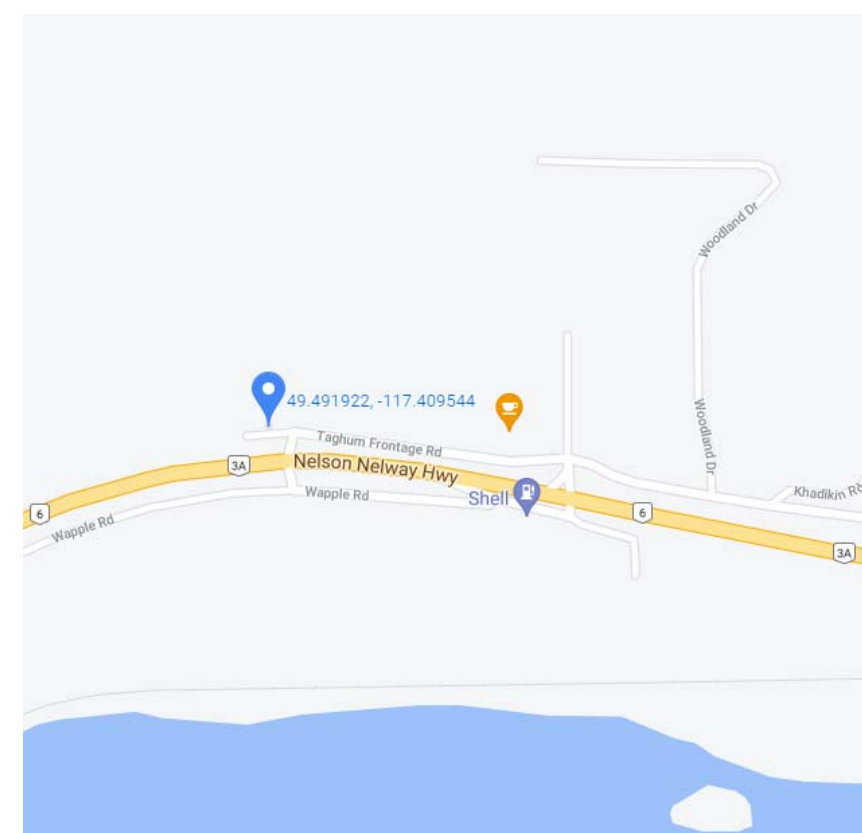
**project address:**  
 5603-5569 Taghum Frontage Rd.,  
 Nelson, BC

**description of work:**  
 renovation to existing commercial building

**P.I.D.:**  
 013-881-540 / 013-360-388

**zone:**  
 c2

**building classification:**  
 group D - Office



**owners:**  
 Hart Wintraub  
 Purcell Timber Frame Homes Ltd.  
 808 Radio Avenue  
 Nelson, BC V1L 3L3  
 info@purcell.com

**architect:**  
 Heather L Johnston, architect AIBC  
 PLACE architect ltd  
 6262 St Georges Ave  
 West Vancouver, BC V7W 1Z7  
 heather@placearchitects.com  
 778 386 6769

- Ao.o project information
- Ao.1 general notes, symbols and abbreviations
- Ao.2 perspective views
- Ao.3 site plan
- Ao.4 schedules and wall types
- A1.0 level 0 existing and demo plan
- A1.1 level 1 existing and demo plan
- A2.1 level 0 proposed plan
- A2.2 level 1 proposed plan
- A3.1 elevations
- A3.2 elevations

**1** project information  
 Ao.o

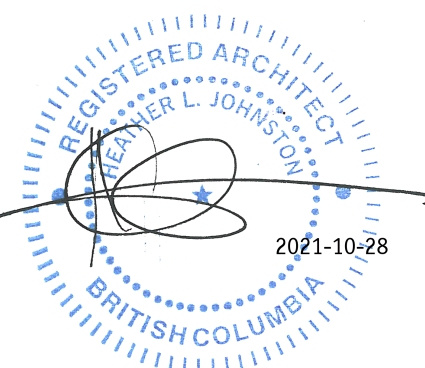
**2** location map  
 Ao.o

**3** project contacts  
 Ao.o

**4** drawing index  
 Ao.o

heather l. johnston  
 architect AIBC, AAA, MAA, SAA

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**Ao.o**  
 28 oct 2021



## abbreviations

ab	anchor bolt	ko	knockout
ab	as built		
a/c	air conditioning	max	maximum
act	acoustical tile	mech	mechanical
a.d.	area drain	mtl	metal
adj	adjustable	mfr	manufacturer
aff	above finish floor	min	minimum
		m.o.	masonry opening
		mull	mullion
bd	board	nic	not in contract
bdg	building	nts	not to scale
bm	beam		
b.o.	bottom of		
CL	center line	o/j	over
cl	clear	o.c.	on center
clg	ceiling	opg	opening
cj	construction joint	opp	opposite
cmu	concrete masonry unit	o.d.	overflow drain
c.o.	cleanout		
col	column	pl	plate
conc	concrete	PL	property line
conn	connection	plas	plaster
cont	continuous	plywd	plywood
ct	ceramic tile	pnl	panel
c.w.	cold water	pol	polished
		pt	point
		pvc	poly vinyl chloride
d	diameter	R	risers
dtl	detail	r	radius
dim	dimension	req	required
ds	downspout	rm	room
dwg	drawing	r.o.	rough opening
		r.o.w.	right of way
ea	each	rd	roof drain
elec	electrical	ref	refer to
el	elevation	reinf	reinforced/ing
encl	enclosure	sd	smoke detector
eng	engineer	sect.	section
eq	equal	sf	square foot/feet
ex	exhaust	sht	sheet
(e)	existing	sim	similar
ext	exterior	sip	struct. insulated panel
f.d.	floor drain	specs	specifications
fdn	foundation	sq	square
fin	finish	std	standard
fl	floor	stl	steel
f.o.	finished opening	stor	storage
foc	face of concrete	struct	structural
fio	furnished and installed by owner	ss	stainless steel
foic	furnished by owner installed	susp	suspended
by	contractor		
fof	face of finish	tel	telephone
fom	face of masonry	t&g	tongue and groove
fos	face of stud	t.o.	top of
ftg	footing	T	tread
		typ	typical
ga	gauge	uno	unless noted otherwise
galvi	galvanize(d)	upo	unprotected opening
gwb	gypsum wall board		
hdr	header	vfy	verify
hw	hardwood	vif	verify in field
hw	hardware	vert	vertical
hm	hollow metal	vct	vinyl composition tile
horiz	horizontal		
ht	height	w/	with
hw	hot water	wd	wood
		wdw	window
id	inside diameter	w.p.	work point
inv	invert	wr	water resistant
insul	insulation	wrb	weather resistive barrier
int	interior	ws	weather stripping
		wwf	welded wire fabric
j box	junction box		

## symbols

smoke detector	
exit sign	
spot elevation	
window tag	
door tag	
wall tag	
equipment tag	
plumbing fixture tag	
floor level	
detail callout	
section tag	
elevation tag	

### Division 1 General Conditions

- All work shall comply with all applicable codes and ordinances. (2018 BC building code and local amendments) Any conflicts between the codes and the construction documents should be immediately brought to the Architect's attention.
- The Contractor shall be familiar with all mechanical, plumbing, and electrical work on the project. The Contractor shall provide all necessary shafts, openings, bases, curbs, blocking, and structural supports for ducts, conduit and equipment as required.
- The Contractor shall provide all items, materials, articles, operations and/ or methods listed or scheduled on the drawings including all labor, materials, equipment and incidentals necessary and/ or required for completion of the work. See specific notes in this section for divisions 2-16 or as listed on the drawings.
- All mechanical, electrical, and plumbing work shall be completed under separate permits, and in compliance with all applicable codes and ordinances. Submit cut sheets or samples of any equipment that will be visible from the finished space to Owners for approval prior to installation. Any visible mechanical equipment not submitted and approved may be subject to removal.
- The Contractor shall provide all shoring, bracing, and barricading necessary to ensure the structural stability of the building and the safety of all who enter the job site during construction.
- The Architect will not be responsible for determining construction means, methods, techniques, sequences or procedures, or for safety precautions or programs in connection with the work. The Architect will not be responsible for any failure of the contractor to complete the work in accordance with the contract documents. The Architect will not be responsible for the acts or omissions of the contractor, sub-contractors, any of their agents or employees, or any other persons performing any of the work.
- The Contractor to verify all existing conditions and dimensions, and notify Architects of any discrepancy or uncertainty.
- The contractor shall have a preconstruction meeting with Owner, Architect, and major Sub-contractors prior to the start of any work.
- Do not scale drawings. Written dimensions take precedence over scaled dimensions. Details take precedence over general conditions. Dimensions on drawings are taken to the face of concrete walls, to the face of studs and to the face of columns unless noted otherwise.
- No change in scope or intent of the work shall be made without approval of the Architect and Owners. Any work completed which deviates from intended scope without prior approval can be rejected and subject to removal at the Contractor's expense.
- Floors and walls are to be finished under and behind casework and equipment, except as specifically shown otherwise on the drawings.
- Shop drawings and/or material samples shall be prepared by the Contractor and submitted to the Architects for review on the following items. Allow 5 days for Architects' review. Send at least two copies of every submittal, more if Contractor or Sub-contractors need multiple copies. Every effort will be made to turn submittals around as quickly as possible.
  - All finish materials
  - Casework, custom furniture and installations
  - Doors, Windows, and Frames
  - Hardware, fittings and fixtures
  - All visible HVAC equipment (cut sheets OK)
  - All visible electrical equipment (cut sheets OK)
 All paint and finish samples must be approved by Owners. Roll-out of a 4' x 8' section of each wall paint color in the space and paint a 6' length of all trim pieces for Owner approval prior to purchase of full paint order. Do not proceed with painting until these roll-outs are approved.
- Alternatives and substitutions to drawings and specifications may be acceptable, but the Architect or Owners must approve these. Any item substituted without approval may be subject to removal.
- Contractor to verify rough opening requirements of fixtures and equipment prior to installation, and verify locations of wall mounted accessories and backing for accessories with Owners prior to closing of the walls.
- Contractor to provide the necessary containers for recycling and trash removal and keep the work area reasonably clean at all times. The Contractor shall be responsible for the removal of all debris from wall and joist spaces before enclosure, from crawl and attic spaces before completion, and from the site before punch list.
- During demolition and construction the Contractor will protect all new work and existing to remain surfaces, building components, and landscape. Damage or disturbance to existing to remain building or landscape elements shall be promptly restored, repaired, or replaced to match existing at no cost to the Owners.
- Upon completion of the work, the Contractor shall complete a thorough cleaning and touch-up of any marked or damaged materials or surfaces in the area of work and in any other areas of the building affected during construction.
- At the Owners' request, when the Contractor considers work substantially complete, notice may be made to Architects. Upon inspection of the work, the Architect will either notify the Contractor in writing of deficiencies in the work or the Architect will accept the work as being substantially complete. If the work is accepted, the certificate of substantial completion will be prepared, accompanied by the Contractor's list of items to be completed or corrected, as verified and amended by Architect and Owners. The Owners and Contractor must accept the responsibilities assigned to them in the certificate. Substantial completion is defined as that point in the project when the job is sufficiently complete, in accordance with the Contract Documents, that the Owners can occupy or utilize the Work or a designated portion thereof for the use for which it is intended. The final inspection performed by the governing agencies shall be signed-off at or before substantial completion.
- When the work is accepted as substantially complete, the Contractor shall prepare the necessary closeout submittals. The project will not be considered complete without satisfaction of all lien releases as agreed upon between the Owner and Contractor.
- Upon acceptance of the Work, the Contractor will submit to the Owners a tabbed three ring binder containing the following items:
  - Product and equipment guarantees
  - Warranties
  - Operating and maintenance information on equipment and specialized building components used in the project
  - Special maintenance information for finishes used in the project, as appropriate
  - A list of subcontractors involved in the job, their addresses and phone numbers.
- Final payment will be made after closeout submittals are complete and based on the agreement of final payment in the contract between Owner and Contractor.
- Contractor to site verify floor to floor heights for stair fabrication prior to commencement of work, any discrepancies from the Architectural drawings must be reported to the Architect.

### Division 6 Wood

Provide 8" minimum from finish grade to any exposed lumber or siding.  
Use pressure treated wood for sill plates and exterior rated timber or cedar for all wood decks and railings.

Provide backing for wall mounted equipment and fixtures where shown on plans or interior elevations, typ.

### Division 7 Thermal and Moisture Protection

Install vapor barriers of either Tyvek Housewrap or (2) layers 30 minute building paper with all seams taped on exterior walls.  
Use 2 layers 60 minute paper if the wall is to be covered with stucco.

Install 30# minimum felt or approved alternative on roofs; and 6 mil visqueen or equal around all concrete exposed to earth: footings, under slabs on grade, and over exposed dirt in basements, typ.

Waterproof wallboard is required at all wet areas including showers, tubs, and sink areas.

Ceramic tile is to be installed on waterproof wallboard (Durock, Hardiebacker, or similar) with schluter strips @ all exposed tile edges.

### Division 8 Doors and Windows

All wired glass to be in conformance with CAN/CGSB-12.11-M "Wired Safety Glass." It will be 1/4" thick glass, reinforced with a steel wire mesh in the form of squares at 25mm o.c. and be a diameter of 0.45mm. The glazing will be set in fixed steel frames with metal not less than 1.35mm thick with a glazing stop (20mm) on both sides of the glass.

### Required Inspections

- Contractor is required to request from the architect in writing a minimum of 48 hours in advance inspections at the following stages of construction:
- At the time any membrane or building envelope component is to be covered up, (ie. foundation backfill, siding installation, drywall installation, etc.)
  - Prior to covering up components making up part of a fire separation once they have been installed.
  - Once again at final inspection.

### Required Submittals

The contractor is required to provide submittals for the following items for review and approval by the architect prior to ordering or manufacturing the following building components:

- All door hardware, and doors/ windows.
- Stairs, handrails, or guardrails.
- All building components making up any portion of a fire separation including, but not limited to, fire dampers, fire caulking, and fire blocking.

PLACE

PURCELL OFFICE

5603/5566 Taghum Frontage Rd  
Nelson, BC

Lot 4 Plan NEP2843 District Lot 5921 Land District 26 Except Plan 6999  
013-881-540

PROJECT # 2123

no.	date	issue
01	25 jun 2021	review
02	20 july 2021	review
03	8 aug 2021	review
04	17 aug 2021	coordination
05	28 sep 2021	DP submittal
06	28 oct 2021	DP - Rev#1

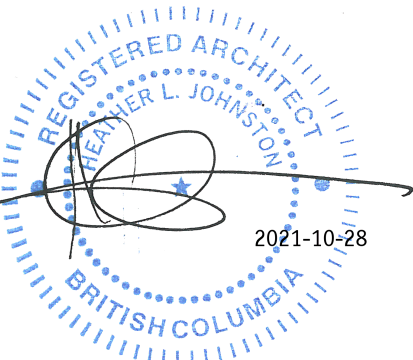
## general notes, symbols and abbreviations

heather l. johnston  
architect AIBC, AAA, MAA, SAA

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6262 st georges avenue  
west vancouver bc, v7w 1z7

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www.placearchitects.com



Ao.1

28 oct 2021



1 perspective view 01 - existing  
Ao.2



2 perspective view 01 - proposed  
Ao.2



3 perspective view 02 - existing  
Ao.2



4 perspective view 02 - proposed  
Ao.2



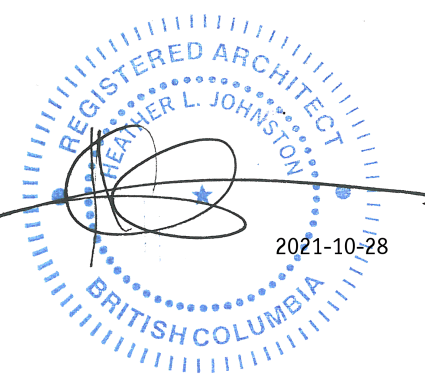
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Lot 4 Plan NEP2&43 District Lot 5921 Land District 26 Except Plan 6999  
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perspective views

heather l. johnston  
architect AIBC, AAA, MAA, SAA  
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**Ao.2**  
28 oct 2021

**ZONING SUMMARY**

**GROSS FLOOR AREA:**

basement area 296.90 m<sup>2</sup>  
 first level area 387.30 m<sup>2</sup>  
**Total GFA 684.2 m<sup>2</sup>**

**SIZES OF PARKING SPACES:**

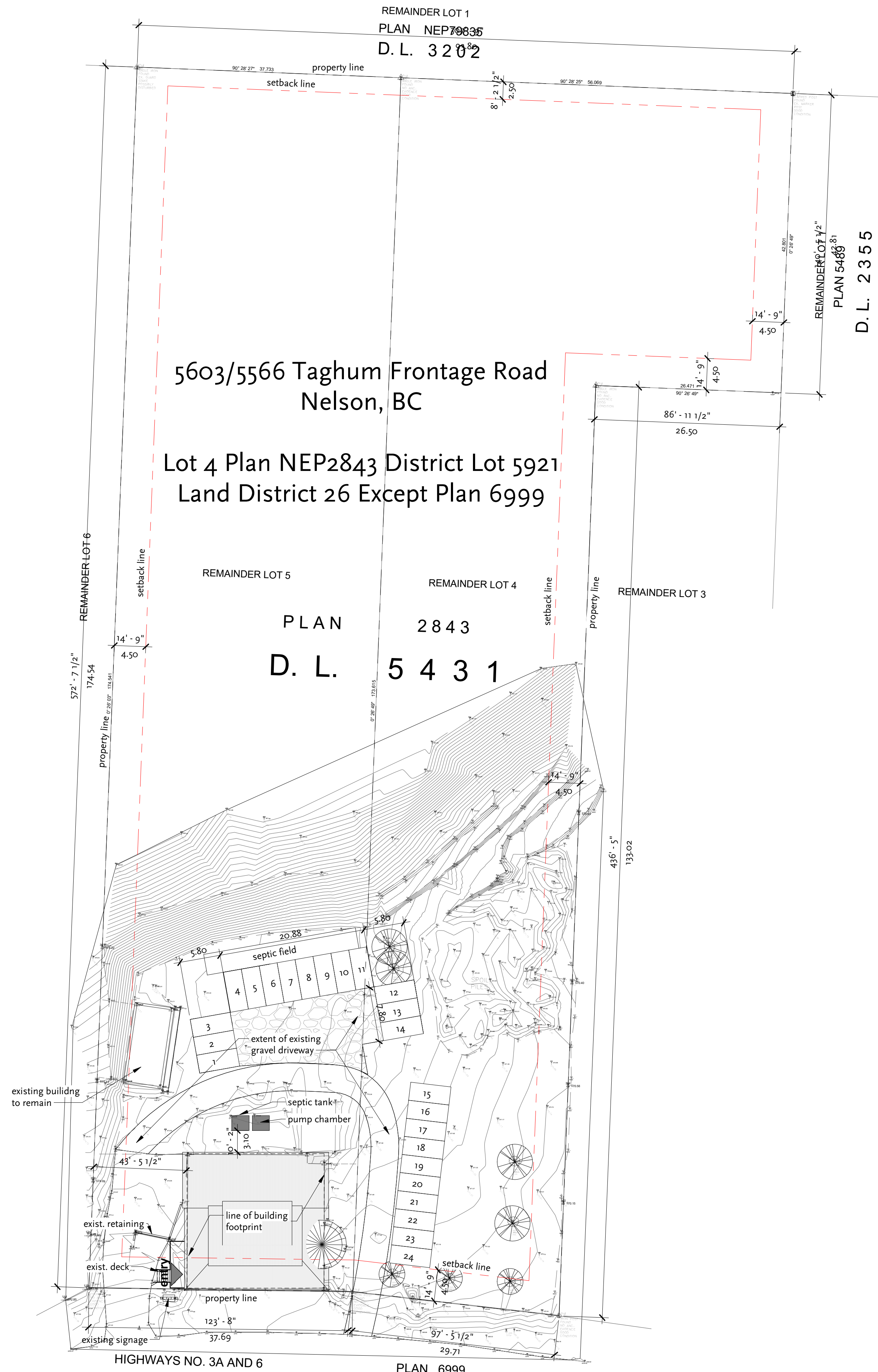
90 degree parking 2.6 m W x 5.8m L = driveway 3.6m one-way & 6.6m two-way

**OFF-STREET PARKING REQUIREMENTS:**

Use requirement  
 Office 3.4 spaces per 100 m<sup>2</sup> of GFA = 31.23m<sup>2</sup> / 100m<sup>2</sup> x 3.4 = 23.26 stall  
**Total 24 stalls**

**OFF-STREET LOADING PARKING REQUIREMENTS:**

Commercial space 0  
**Total 0 stalls**

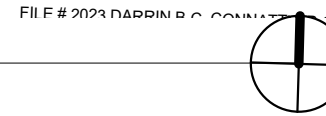


HIGHWAYS NO. 3A AND 6

PLAN 6999

1  
Ao.3

site plan  
SCALE 1/32" = 1'-0"



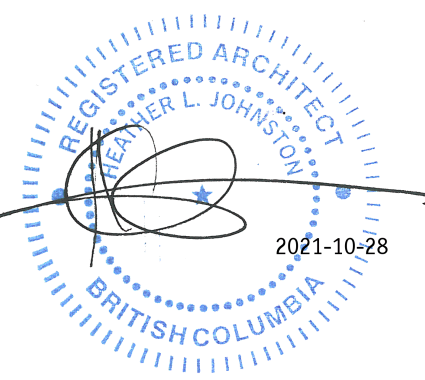
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site plan

heather l. johnston  
 architect AIBC, AAA, MAA, SAA  
 PLACE architect ltd.  
 6262 st georges avenue  
 west vancouver bc, v7w 1z7  
 778 386 6769  
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**Ao.3**  
 28 oct 2021

## DOOR SCHEDULE

TAG	PHASE	WIDTH	HEIGHT	DOOR		FRAME		FINISH	HARDWARE	NOTES
				MATERIAL	MATERIAL	GLAZING	GLAZING			
D01	Existing	72"	80"							
D04	Existing	36"	80"							
D12	Existing	36"	80"							
D19	Existing	72"	80"							
D20	Existing	116"	84"							
D06	New	36"	80"							45 min frr door, rated hardware, self closer
D08	New	36"	80"							
D09	New	36"	80"							
D11	New	36"	80"							
D22	New	72"	80"							
D23	New	70"	75"							
D28	New	36"	80"							
D29	New	36"	80"							45 min frr door, rated hardware, self closer
D31	New	36"	80"							
D34	New	36"	80"							

## KEY (MATERIALS):

HM = HOLLOW METAL  
 HMI = HOLLOW METAL, INSULATED  
 WDP = WOOD, PAINT GRADE  
 SG = SAFETY GLASS

## KEY (FINISHES):

PT = PAINT  
 ANO = ANODIZED ALUMINUM

## WINDOW SCHEDULE

TAG	PHASE	COUNT	WIDTH	HEIGHT	HEAD		GLAZING	OPERATION	NOTES
					HEIGHT	SILL HEIGHT			
W22	Existing	8	56"	56"	86"	30"			
W23	Existing	12	36"	78"					
W24	Existing	2	72"	51"	80"	29"			
W25	Existing	1	48"	48"	80"	32"			
W26	Existing	5	66"	38"	86"	48"			
W29	Existing	8	56"	37"	81"	44"			
W30	Existing	2	36"	30"	84"	54"			
W22	New	2	56"	56"	86"	30"			
W26	New	1	66"	38"	86"	48"			
W30	New	1	36"	30"	84"	54"			
W33	New	1	60"	120"	128"	8"			
W34	New	2	56"	56"	80"	24"			

## PLUMBING FIXTURE SCHEDULE

ROOM	TAG	DESCRIPTION	MFR/ MODEL/ NOTES
hc wc	002	One Station Solid Surface lavatory system equipped with Sloan sensor activated faucets.	
hc wc	002	p5 toilet	
hc wc	003		
hc wc	003	One Station Solid Surface lavatory system equipped with Sloan sensor activated faucets.	
hc wc	003	p5 toilet	
kitchen	005	p07 21" x 16" x 10" single bowl, stainless steel	VALLEY / undermount sink, model #SRR2318CBG, 21"x16" x 10" bowl
kitchen	005	p08 single handle pull down kitchen faucet, polished chrome	DELTA / Trinsic collection - model # 9159-DST-CDN

## APPLIANCE AND EQUIPMENT SCHEDULE

ROOM	TAG	DESCRIPTION	W	D	H	MFR.	NOTES
hc wc	002	Grab Bars				Bradley Corporation	
hc wc	002	E05 90 degree grab bar				Bobrick, 1 1/4" Dia, Peened, B-5898.99	
hc wc	002	E08 surface mounted single jumbo roll toilet tissue dispenser - satin finish stainless steel				Bobrick, B-2890, Classic series	
hc wc	002	E09 waste bin mounted in stalls - surface mounted sanitary napkin disposal				Bobrick, B-270	
hc wc	003	Grab Bars				Bradley Corporation	
hc wc	003	E05 90 degree grab bar				Bobrick, 1 1/4" Dia, Peened, B-5898.99	
hc wc	003	E08 surface mounted single jumbo roll toilet tissue dispenser - satin finish stainless steel				Bobrick, B-2890, Classic series	
hc wc	003	E09 waste bin mounted in stalls - surface mounted sanitary napkin disposal				Bobrick, B-270	
kitchen	005	e01 36" counter depth fridge / External water and ice				LG / model:LFXC22526 / 28.75" d X 35.75"w X 69.75"h	
kitchen	005	e02 24" stainless steel dishwasher				LG / model: LSDT9908_ / or approved alternative	
laundry	011						

PLACE

PURCELL OFFICE

5603/5566 Taghum Frontage Rd  
Nelson, BCLot 4 Plan NEP2843 District Lot 5921 Land District 26 Except Plan 6999  
013-881-540

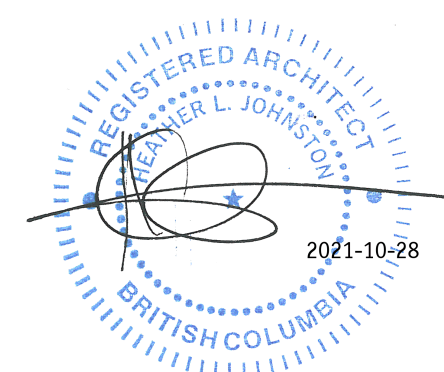
PROJECT # 2123

no.	date	issue
01	25 jun 2021	review
02	20 july 2021	review
03	8 aug 2021	review
04	17 aug 2021	coordination
05	28 sep 2021	DP submittal
06	28 oct 2021	DP - Rev#1

schedules and  
wall typesheather l. johnston  
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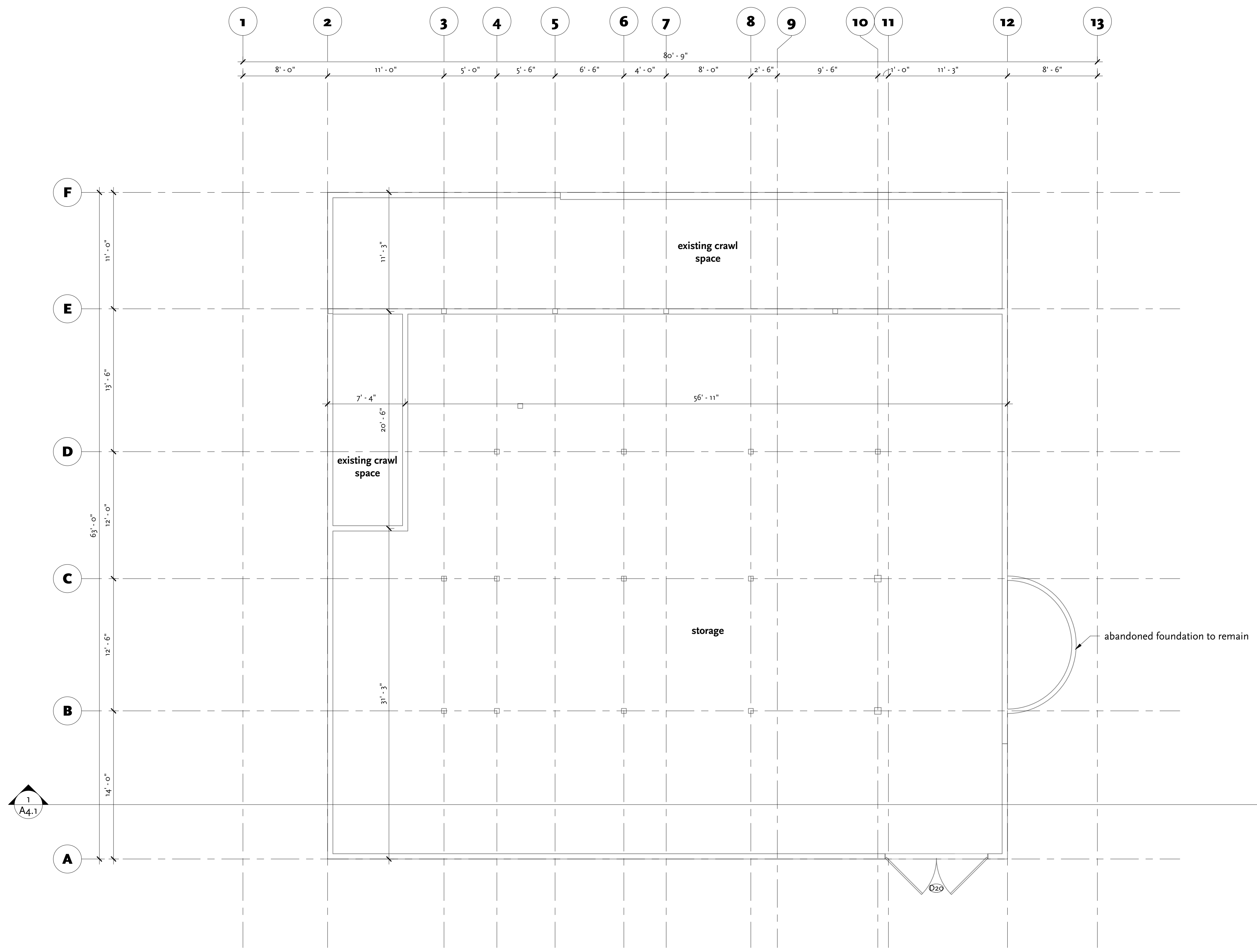
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Ao.4

28 oct 2021



**1** level 0 - existing and demo  
A1.0 SCALE 3/16" = 1'-0"

- wall types:**
- new walls
  - interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.
  - existing building elements shown half toned
  - demolished wall

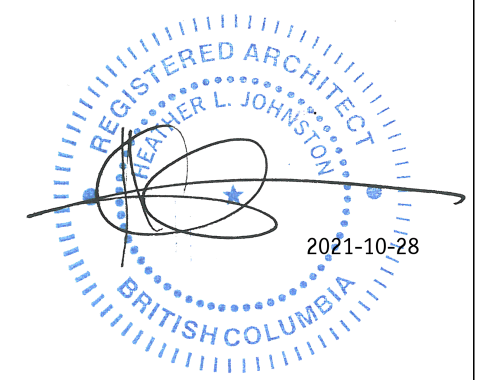


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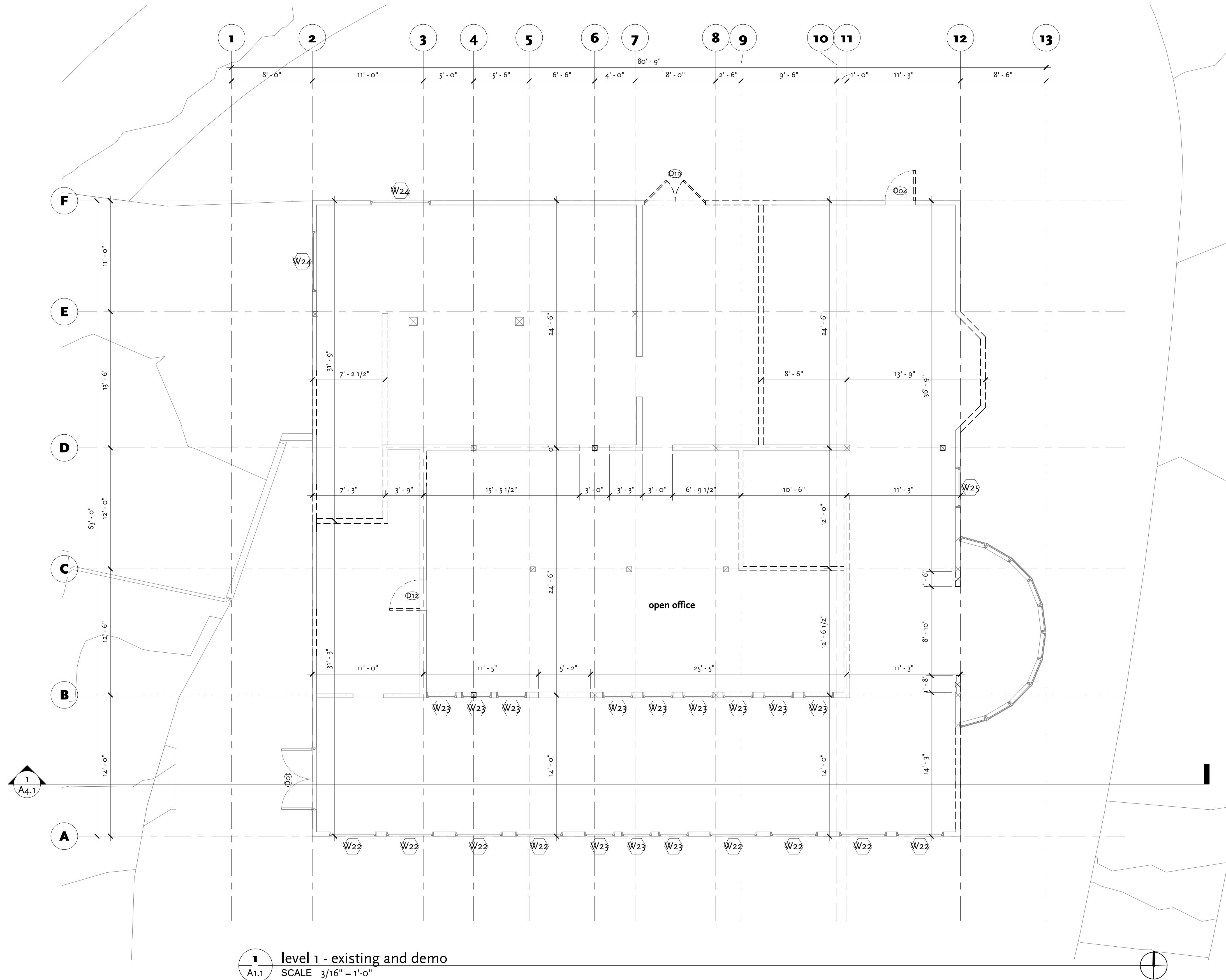
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**level 0 existing and demo plan**

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**A1.0**  
28 oct 2021



**1** level 1 - existing and demo  
A1.1 SCALE 3/16" = 1'-0"

**wall types:**  
 — new walls  
 - - - interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.  
 - - - existing building elements shown half toned  
 ····· demolished wall



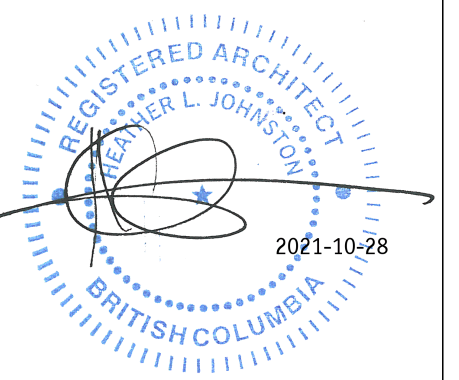
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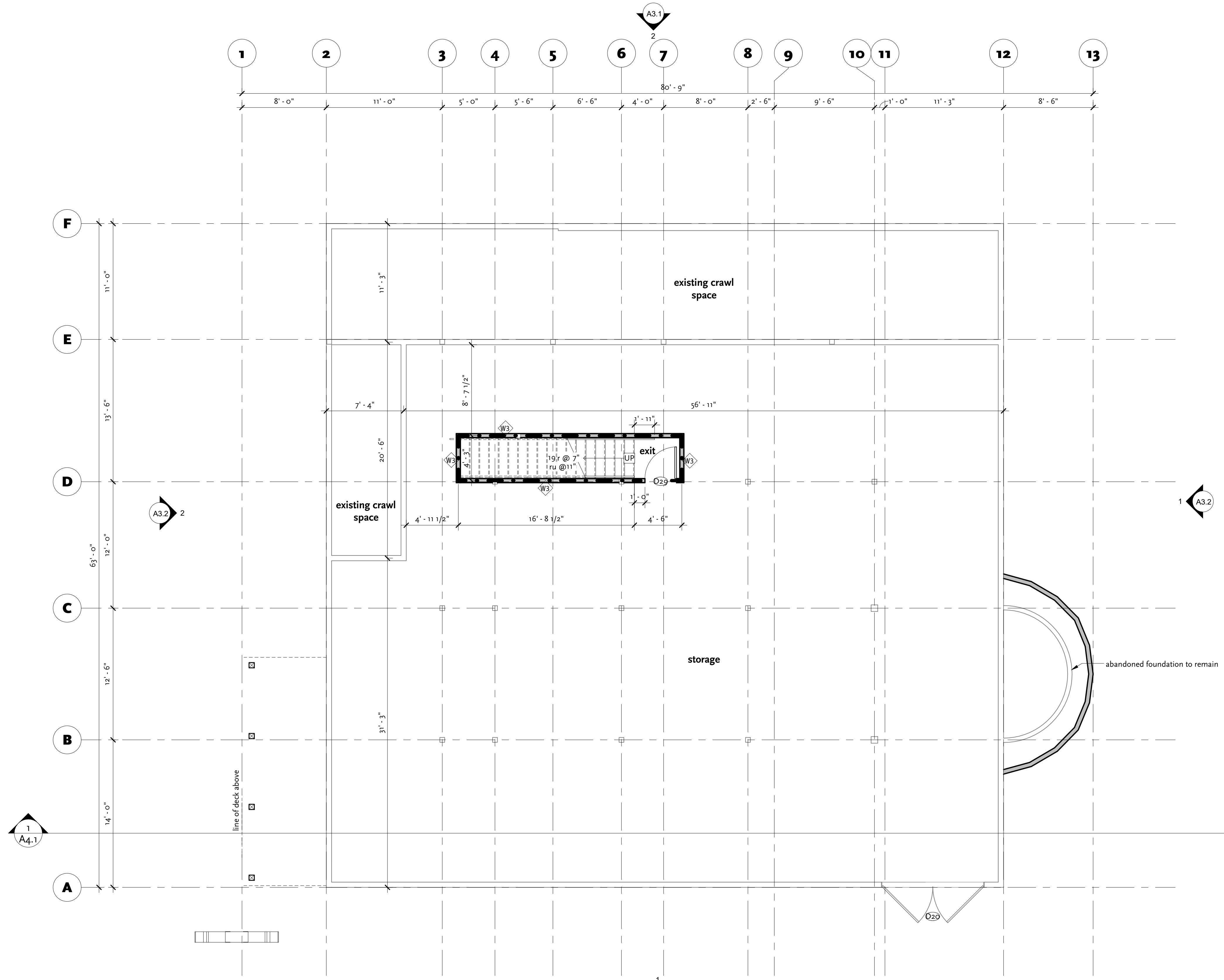
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**level 1 existing and demo plan**

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**A1.1**  
 28 oct 2021



**1** level 0 - proposed  
A2.1 SCALE 3/16" = 1'-0"

- wall types:**
- new walls
  - interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.
  - existing building elements shown half toned
  - demolished wall



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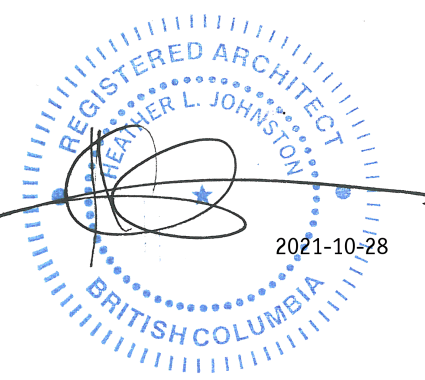
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**level 0  
proposed plan**

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**A2.1**

28 oct 2021

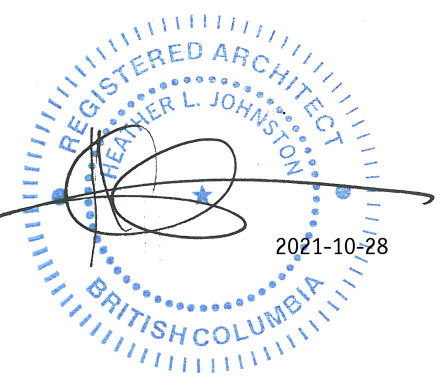


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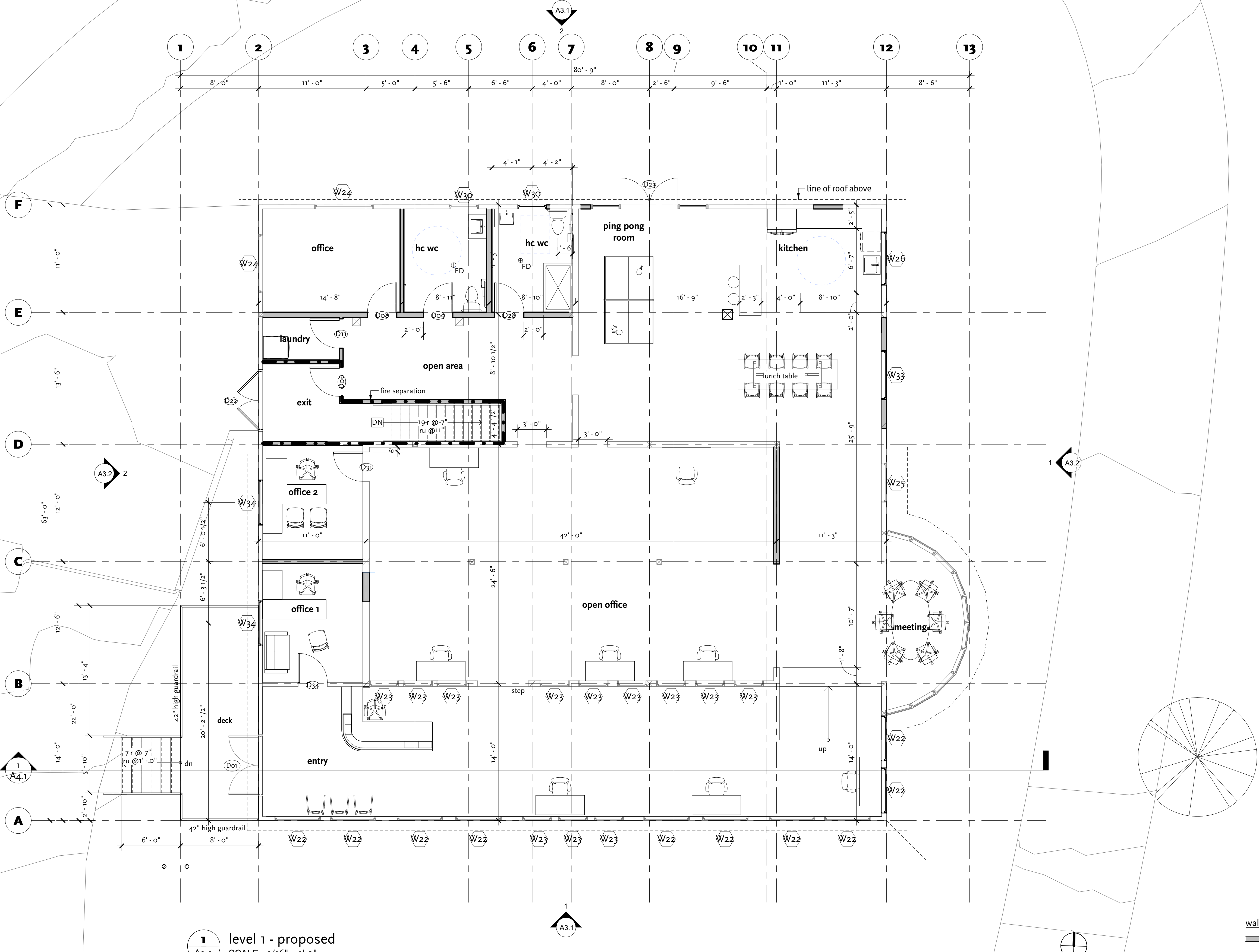
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**level 1 proposed plan**

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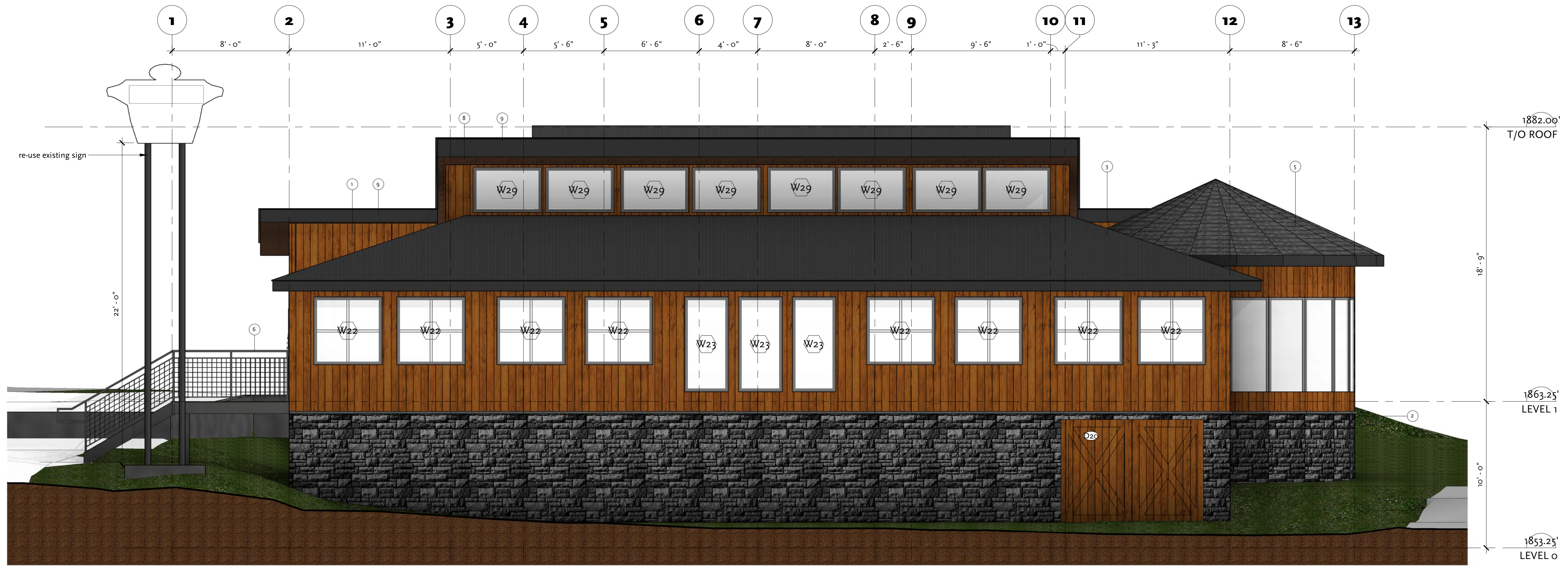
**A2.2**  
28 oct 2021



**1 level 1 - proposed**  
A2.2 SCALE 3/16" = 1'-0"

- wall types:**
- new walls
  - interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.
  - existing building elements shown half toned
  - demolished wall





**1** south elevation  
A3.1 SCALE 1/4" = 1'-0"

TAG	MATERIAL
1	natural wood siding
2	ashlar stone
3	galvalume corrugated metal roofing
4	cast in place concrete
5	vermont slate hp euroshield shingles
6	galvalume roofing railing and deck
7	painted red fascia/beam to match galvalume roofing
8	natural wood soffit
9	fascia to match galvalume roofing

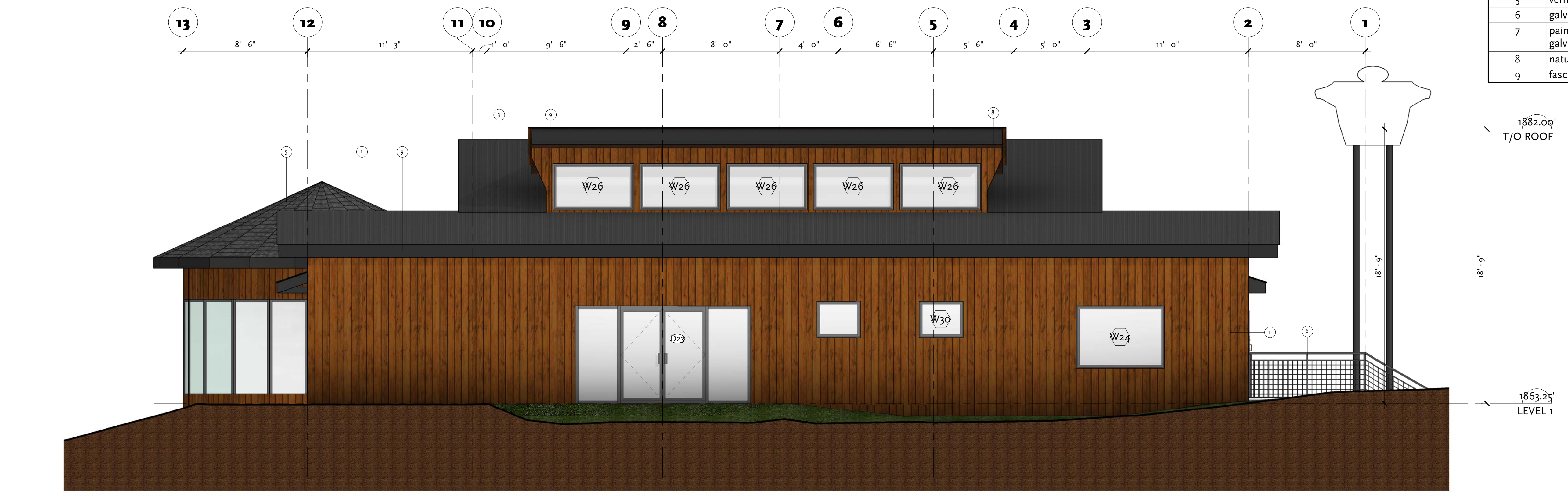
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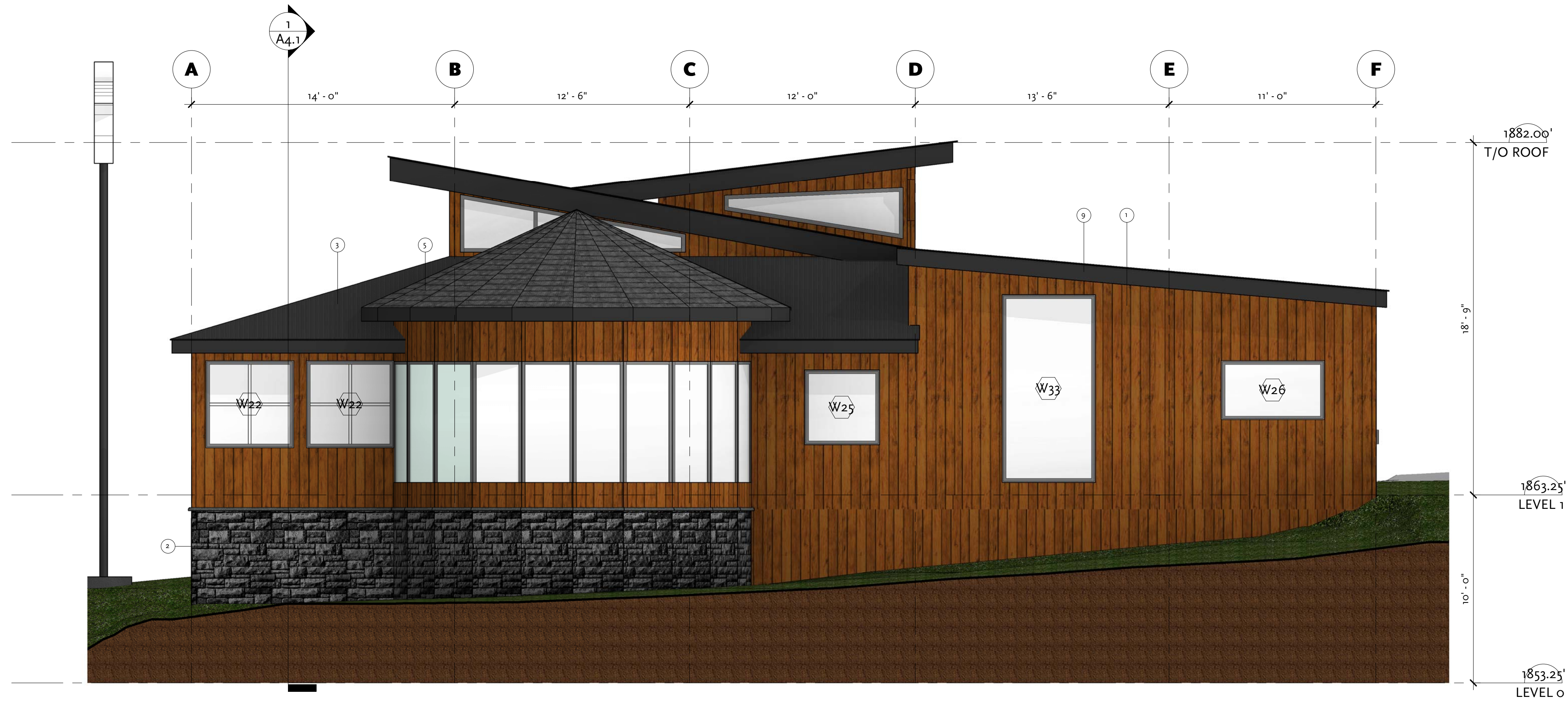
**2** north elevation  
A3.1 SCALE 1/4" = 1'-0"

elevations

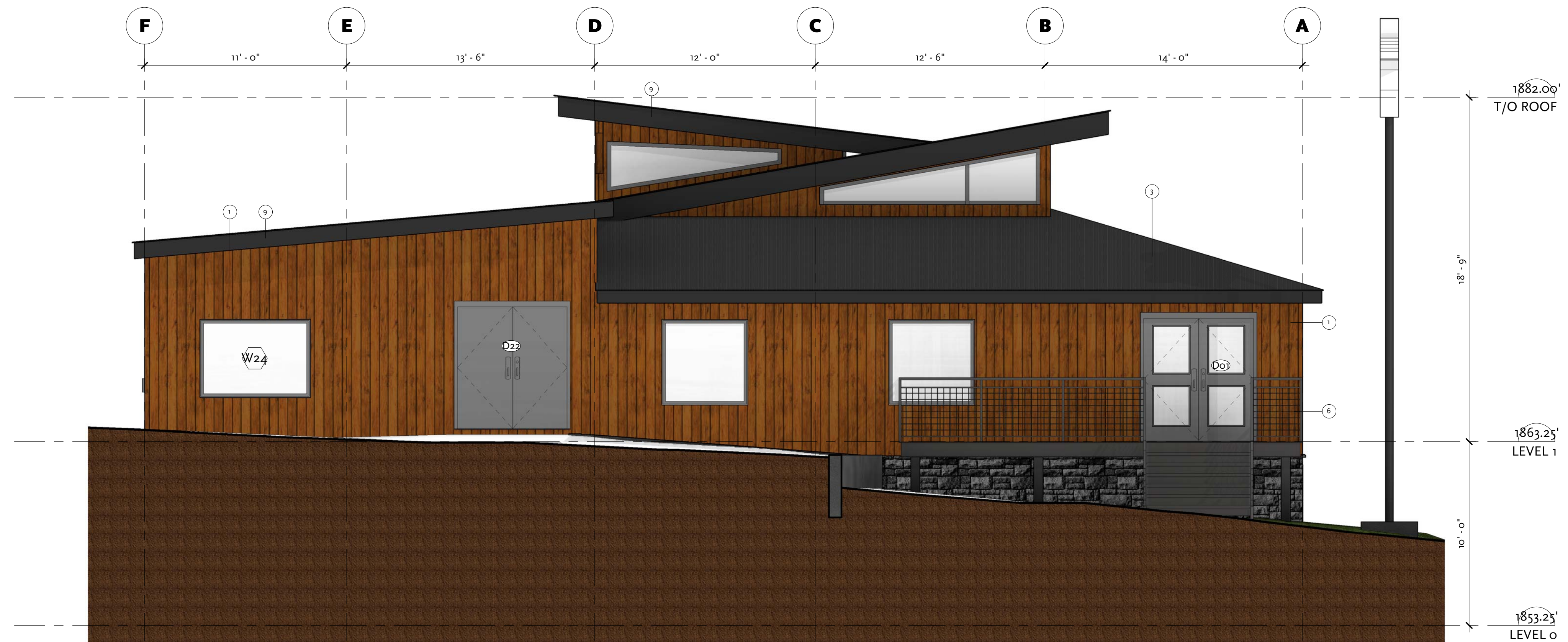
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REGISTERED ARCHITECT  
HEATHER L. JOHNSTON  
BRITISH COLUMBIA  
2021-10-28



**1** east elevation  
A3.2 SCALE 1/4" = 1'-0"



**2** west elevation  
A3.2 SCALE 1/4" = 1'-0"

TAG	MATERIAL
1	natural wood siding
2	ashlar stone
3	galvalume corrugated metal roofing
4	cast in place concrete
5	vermont slate hp euroshield shingles
6	galvalume roofing railing and deck
7	painted red fascia/beam to match galvalume roofing
8	natural wood soffit
9	fascia to match galvalume roofing



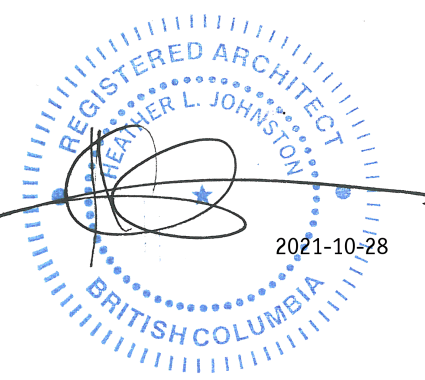
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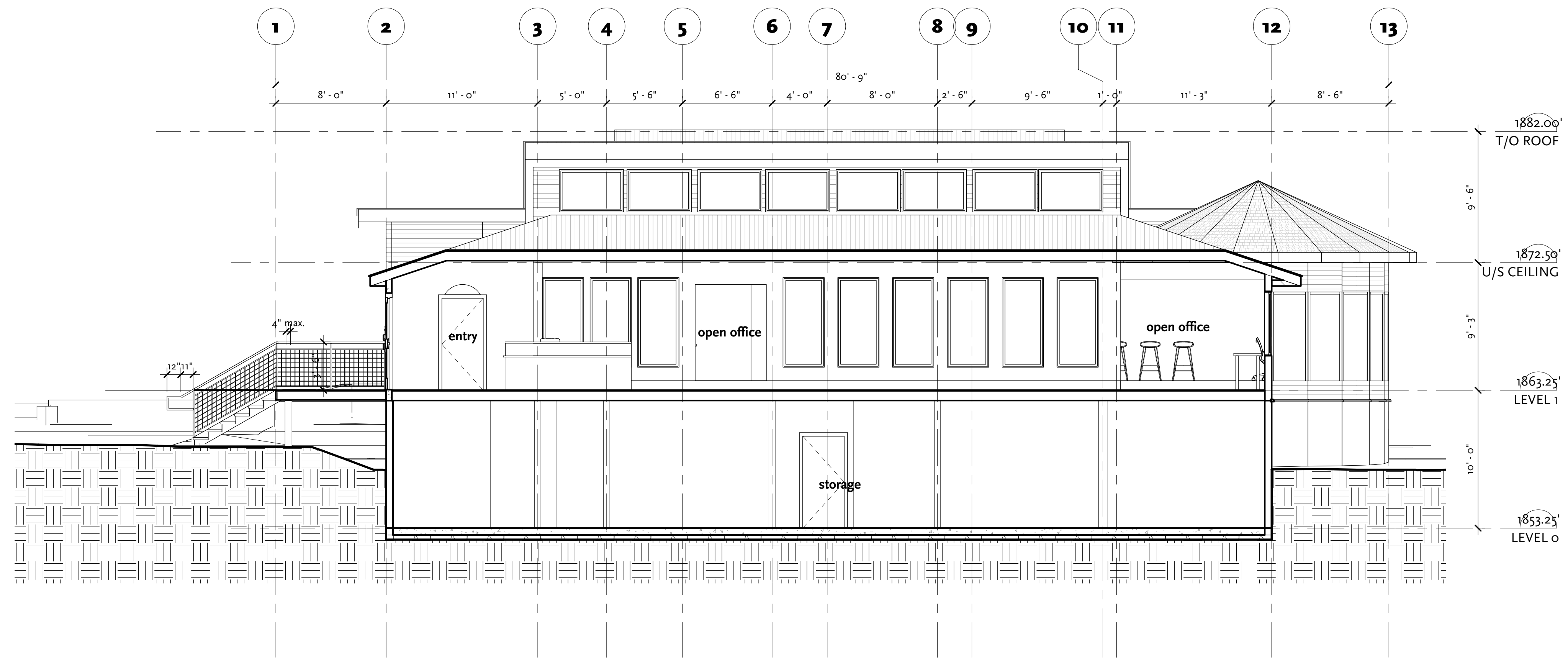
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elevations

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**A3.2**  
28 oct 2021



1 building section  
A4.1 SCALE 3/16" = 1'-0"

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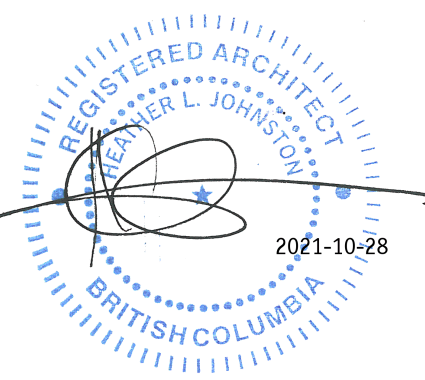
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section

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**A4.1**  
28 oct 2021

### **20.3 Development Permit Areas**

#### ***Designation***

Development Permit areas are established for all lands designated Commercial, Industrial, Comprehensive Development, Quarry, and High Density Residential (Map Schedule B), pursuant to Section 919.1 of the Local Government Act.

#### ***Exemptions:***

A Commercial, Industrial, and High Density Residential DP is not required for the following:

1. subdivision;
2. temporary buildings and structures such as construction trailers, temporary scaffolding, and buildings and structures permitted by a Temporary Commercial or Industrial Use Permit;
3. construction of, addition to or alteration of a building or structure involving only: interior renovation, repair or maintenance, façade improvement to an area less than 20% of the existing facade, construction of an accessory building, or an addition to principal building less than 100 m<sup>2</sup>;
4. minor alterations that do not alter or affect requirements for parking, landscaping, access, or alter the building footprint, or
5. replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form, footprint, and location.
6. replacement of one dwelling unit within a manufactured home park, and/or minor alterations to an existing dwelling unit that are consistent with the intent of this OCP.

#### ***Justification:***

The intent of the commercial, industrial and high-density residential DP is to:

7. guide form and character of new developments

8. ensure that new development contributes to creating a high quality public realm and that it fits within the rural context of the region;
9. conserve water and energy through the promotion of renewable energy sources.

**Objectives:**

Will assess and evaluate proposed development based on the following criteria, where applicable:

All Designations

10. impact on farm land;
11. capability of the natural environment to support the proposed development;
12. compatibility with adjacent land uses and designations, and the character of the area;
13. susceptibility to natural hazards, including but not limited to flooding, slope instability, or wildfire risk;
14. the size of the property in relation to the proposed activity;
15. Any new development should take into account the overall physical aesthetic, ambience or sense of place, respecting the general scale, quality, eclectic variety of architecture and nature of the streetscape.
16. Creative use of signs is encouraged. Pedestrian scale front lit or neon designs are permitted, while back lit fluorescent and plastic light boxes are discouraged.

Commercial, Industrial, and Quarry

17. the Province is requested to ensure activities involving emission of toxic or irritant material meet the highest standards regarding the protection of groundwater catchment areas, surface water and riparian areas and air-borne industrial pollutants;
18. wherever possible, new activity shall be located in close proximity and with direct access to major roads;
19. prior to commencement of activity, a landscape buffer shall be required adjacent to non-industrial, non-commercial, and non-high density residential designated properties;
20. all activity; including parking and storage must be screened and wide buffers shall be left along roads and property lines.
21. can include operational guidelines, including hours of operation, noise restrictions, sign requirements, siting of proposed operations, and other measures as identified to ensure that impacts to adjacent properties are mitigated.

Commercial

22. New buildings should assume parking will be either parallel or diagonal on the street, as well as potential on-site locations. Provincial regulations require a minimum building setback from an existing road right of way of 4.5 m from the property line for new buildings;
23. The maximum building height shall be two storeys;
24. New buildings should be similar in size and scale to existing buildings;
25. Residential dwelling units located upstairs or to the rear of commercial buildings will be considered, based on the servicing capacity and applicable bylaws;
26. Preservation, restoration, and/or infill additions to existing older character buildings is supported;
27. The planting and maintenance of vegetation and the recognition of the pedestrian nature of commercial designations shall be encouraged;
28. High quality redevelopment and rehabilitation to promote the economic growth of the area as well as respect the integrity of its historical buildings, as well as a pedestrian-oriented environment is encouraged;
29. Commercial development that contributes to the economic revitalization of the area, as well as remaining sensitive to the residential component in mixed use buildings is encouraged.